

# **MANISTEE CITY HISTORIC DISTRICT COMMISSION**

Meeting of Thursday, March 3, 2011  
3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,  
Manistee, Michigan

## **AGENDA**

### **I Call to Order**

### **II Roll Call**

### **III Approval of Agenda**

At this time the Historic District Commission can take action to approve the March 3, 2011 Agenda.

### **IV Approval of Minutes**

At this time Historic District Commission can take action to approve the February 3, 2011 meeting Minutes.

### **V New Business**

#### **Ed Kriskywicz, 387 River Street - Extension of Permit PHDC7020**

Mr. Kriskywicz received a permit from the Historic District Commission on October 4, 2007 to replace trim and repaint the building the existing color. The Historic District Commission granted an extension on April 2, 2009.

The applicant now has the finances to proceed with the project and is requesting the Historic District Commission to allow another extension of the permit.

At this time the Historic District Commission can take action on the request from Ed Kriskywicz for an extension of permit PHDC7020.

#### **Ramsdell Theatre, 101 Maple Street - Request for Design Guidelines**

The City of Manistee is working with the consultant who is designing the upgrades to the HVAC system at the Ramsdell Theater. The plan is to place the chillers on the roof of an addition on the west side of the building (behind the theatre) that would provide storage, access to the theatre and space for a lift to move props from the basement to the stage.

Design assistance from the Commission is requested to assist in developing plans for the proposed addition.

## **VI Old Business**

## **VII Public Comments and Communications concerning Items not on the Agenda**

At this time the Chair will ask if there are any public comments.

## **VIII Correspondence**

At this time the Chair will ask if any correspondence has been received to be read into the record.

## **IX Reports**

Main Street/DDA Director  
Museum Director  
Community Development Director

## **X Members Discussion**

At this time the Chair will ask members of the Historic District Commission if they have any items they want to discuss.

## **XI Worksession**

## **XII Adjournment**



PLANNING AND ZONING  
COMMUNITY DEVELOPMENT  
231.398.2805  
FAX 231.723-1546  
[www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

## MEMORANDUM

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TO: Historic District Commissioners

FROM: Denise Blakeslee 

DATE: February 24, 2011

RE: Historic District Commission Meeting March 3, 2011

Commissioners, attached is the March 3, 2011 Historic District Commission meeting agenda, the following items are on the agenda:

**Ed Kriskywicz, 387 River Street - Extension of Permit PHDC7020** - Mr. Kriskywicz received a permit from the Historic District Commission on October 4, 2007 to replace trim and repaint the building the existing color. The Historic District Commission granted an extension on April 2, 2009.

The applicant now has the finances to proceed with the project and is requesting the Historic District Commission to allow another extension of the permit.

**Ramsdell Theatre, 101 Maple Street - Request for Design Guidelines** - The City of Manistee is working with the consultant who is designing the upgrades to the HVAC system at the Ramsdell Theater. The plan is to place the chillers on the roof of an addition on the west side of the building (behind the theatre) that would provide storage, access to the theatre and space for a lift to move props from the basement to the stage.

If you are unable to make the meeting please call or leave a message.

djb



## Historic Overlay Permit No: PHDC7020

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**387 RIVER STREET**  
51-453-701-10

Location

Issued: 10/09/07

Const value 0

Zoning: Sec. No.

**PLEASE CALL (231) 398-2806**

**FOR AN INSPECTION 24 HOURS IN ADVANCE**

KRISKYWICZ EDWARD A

Owner

387 1/2 RIVER ST

MANISTEE MI 49660-2710

(231) 723 9552

Contractor

387 1/2 RIVER ST

MANISTEE MI 49660-2710

pH# (231) 723 9552

### Work Description:

Historic District Commission approved request from the applicant at their meeting of October 4, 2007 to replace the trim as described by the applicant and repainting the building the existing color as shown on Application #HDC-2007-20.

On April 2, 2009 the Historic District Commission approved a one year extension of the permit. Permit will expire on April 2, 2010.

On March 3, 2011 the Historic District Commission approved a one year extension of the permit. **Permit will expire March 3, 2012**

**Must follow all Codes and Ordinances as they apply to this project.**

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

  
Official

Fee Total: \$0.00  
Amount Paid: 0.00  
**Balance Due: \$0.00**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**



# **ed kriskywicz construction design, inc.**

387 river street, manistee, mi. 49660 231-723-9552 p 231.723.2702 f

[ed@cdihomedesigns.com](mailto:ed@cdihomedesigns.com)

[info@cdihomedesigns.com](mailto:info@cdihomedesigns.com)

[www.cdihomedesigns.com](http://www.cdihomedesigns.com)

Date; February 20, 2011

City of Manistee  
70 Maple Street  
Manistee, MI. 49660

## **RE: HISTORIC OVERLAY PERMIT PHDC7020**

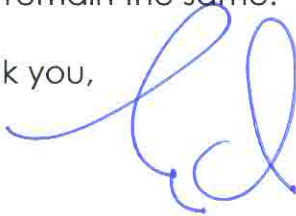
Dear Historic Commissioners;

This letter follows the direction I received from Denise @ City Hall regarding my expired permit for exterior improvements on my building located at 387 River Street, Downtown Manistee, MI.

I was unable to proceed with the improvements the last 'few' calendar years due to lack of extra funds. I am hoping to complete updates this year. My building really needs the attention/painting.

I am asking for another extension to my permit, the description of work shall remain the same.

Thank you,



ed kriskywicz, rik davis, mike Callaghan, tom peppers & bev kriskywicz @  
**cdi**

Cc;



## Historic Overlay Permit No: PHDC7020

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**387 RIVER STREET**  
51-51-453-701-10

Location

Issued: 10/09/07

Const value 0

Zoning: Sec. No.

**PLEASE CALL (231) 398-2806**

**FOR AN INSPECTION 24 HOURS IN ADVANCE**

KRISKYWICZ EDWARD A

Owner

387 1/2 RIVER STREET

MANISTEE MI 496602710

(231) 723 9552

Contractor

387 1/2 RIVER STREET pH# (231) 723 9552

MANISTEE MI 496602710

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On April 2, 2009 the Historic District Commission approved a one year extension of the permit.

Permit will expire on April 2, 2010.

**Must follow all Codes and Ordinances as they apply to this project.**

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

Official

**Fee Total:** \$0.00  
**Amount Paid:** 0.00  
**Balance Due:** **\$0.00**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**



## Historic Overlay Permit No: PHDC7020

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**387 RIVER ST.** Location  
51-51-453-701-10

**Owner**  
KRISKYWICZ EDWARD A  
387 1/2 RIVER STREET  
MANISTEE MI 496602710

Issued: 10/09/07  
Const value 0  
Zoning: Sec. No.

**PLEASE CALL (231) 398-2806  
FOR AN INSPECTION 24 HOURS IN ADVANCE**

**Contractor**  
387 1/2 RIVER STREET pH#  
MANISTEE MI 496602710

**Work Description:**

Historic District Commission approved request from the applicant at their meeting of October 4, 2007 to replace the trim as described by the applicant and repainting the building the existing color as shown on Application #HDC-2007-20.

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**Fee Total:** \$0.00  
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## Application for a Certificate of Appropriateness

Historic District Commission, 70 Maple Street, Manistee, MI 49660 231.398-2805 [www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

Please Print or Type

Name of Property Owner: ED KRISKYWICZ & CONSTRUCTION DESIGN, INC.  
Mailing Address: 387 RIVER STREET  
Phone# & e-mail Address: 231-723-9552 cdi@jackpine.com

Address of Affected Property:

Type of Application: ☐ New Construction ☐ Rehabilitation/Restoration ☐ Demolition  
☐ Addition ☒ Other (Specify) PAINTING + TRIM WORK

Proposed Work Start Date: SPRING '08 Proposed Completion Work Date: 2-3 WEEKS

Contractor/Builder: SELF  
Mailing Address: SAME AS ABV.  
Phone# & e-mail Address: " " "

Description of Work Proposal (be specific and describe each work separately. Use additional sheets if necessary):

REPAINT BUILDING SAME COLOR AS EXISTS -  
FIRST POWER WASH, PRIME, CALK, THEN ALL-PY  
FINISH COAT.

TRIM - 2 AREAS UNDER LARGE STORE FRONT  
WINDOWS. REPLACE EXIST. INTERIOR CASING  
W/ 1X4, CROWN MOLDINGS + BEAD-BOARD  
INSETS.



## PROCEDURE AND REQUIREMENTS:

Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.

This application must be received by the City no less than 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. at the Manistee County Historical Museum, 425 River Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.

The following information should be included with this application. Additional information may be required. The applicant must supply 10 copies of any items submitted that are in color.

- Current photo of the structure as seen from the street and where proposed work is to take place.
- EMAIL TO D. BLAKESLEE 09.18.07
- Sketch, drawing or plans and/or elevations of proposed work scaled proportionally. Provide dimensions. Indicate where this work is in relation to the main structure.
  - Drawings to show details and specification of ornamental features.
  - Where appropriate, plans showing property lines for fencing, projected view of structure for signs, perspective drawings for new additions.
  - If changing paint colors you must provide; brand name of paint, paint color name, paint color numbers, paint color chips and a paint plan for the building showing the proposed work.

☒ I certify that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system. (Not required for signage)

APPLICANT'S SIGNATURE

COMPLETED

ED KRISKYWICZ

Office Use Only:		
Date Submitted: 9-24-07	Application # HDC-2007-20	Meeting Date: 10-4-07
Notes: Approved by Historic District Commission		
10-4-07		

Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.







## Historic Overlay Permit No: PHDC11001

Community Development Department  
Phone: (231) 398 2805

70 Maple Street  
Fax: (231) 723 1546

Manistee, Michigan 49660

**101 MAPLE ST**  
51-574-701-09

**Location**

Issued: 03/07/11

Const value 0

Zoning: Sec. No.

**PLEASE CALL (231) 398-2806**

**FOR AN INSPECTION 24 HOURS IN ADVANCE**

CITY OF MANISTEE

**Owner**

70 MAPLE ST

MANISTEE MI 49660

70 MAPLE ST

pH#

MANISTEE MI 49660

**Contractor**

**Work Description:**

On March 3, 2011 the City of Manistee Historic District Commission approved the installation of a Bulletin Box, non-illuminated next to the First Street entrance of the Ramsdell Theatre as shown in the picture on file (must be a dark color).

**Must follow all Codes and Ordinances as they apply to this project.**

Permit Item	Work Type	Fee Basis	Item Total
		0.00	0.00

**Fee Total:** \$0.00  
**Amount Paid:** 0.00  
**Balance Due:** **\$0.00**

  
**Official**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that Land Use Permits expire, and become null and void if work is not started within 365 days. Building permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**











# Request for Design Guidelines

Historic District Commission, 70 Maple Street, Manistee, MI 49660 231.398-2805  
www.ci.manistee.mi.us

Please Print or Type

***This Is Not a Formal Request to the Historic District Commission. An Application for a Certificate of Appropriateness Is Required for All Projects in the District.***

Address of Affected Property: **101 Maple Street**  
Name of Property Owner: **City of Manistee**  
Name of Applicant: **Jon R. Rose (representative) for City of Manistee**  
Mailing Address: **70 Maple Street, Manistee, MI 49660**  
Phone# & e-mail Address: **231.398.2805 jrose@ci.manistee.mi.us**

Description of Work proposed (Use additional sheets if necessary):

**The City of Manistee is working with the consultant who is designing the upgrades to the HVAC system at the Ramsdell Theater. The Master Plan for the Theatre is to construct an addition on the west side of the building (behind the theatre) that would provide storage, access to the theatre and space for a lift to move props from the basement to the stage.**

**The plans for the air conditioning chiller units to be placed on this roof. This keeps the units off the ground and keep them off the roof of the Theatre where they would have greater visibility from the road.**

**Any information such as photos and sketches would be appreciated.**

APPLICANT'S SIGNATURE:  Representative

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

*Information contained in this application, as well as supporting documents, may be subject to review by the public if a Freedom of Information Act request is filed.*

Adopted 9/3/09

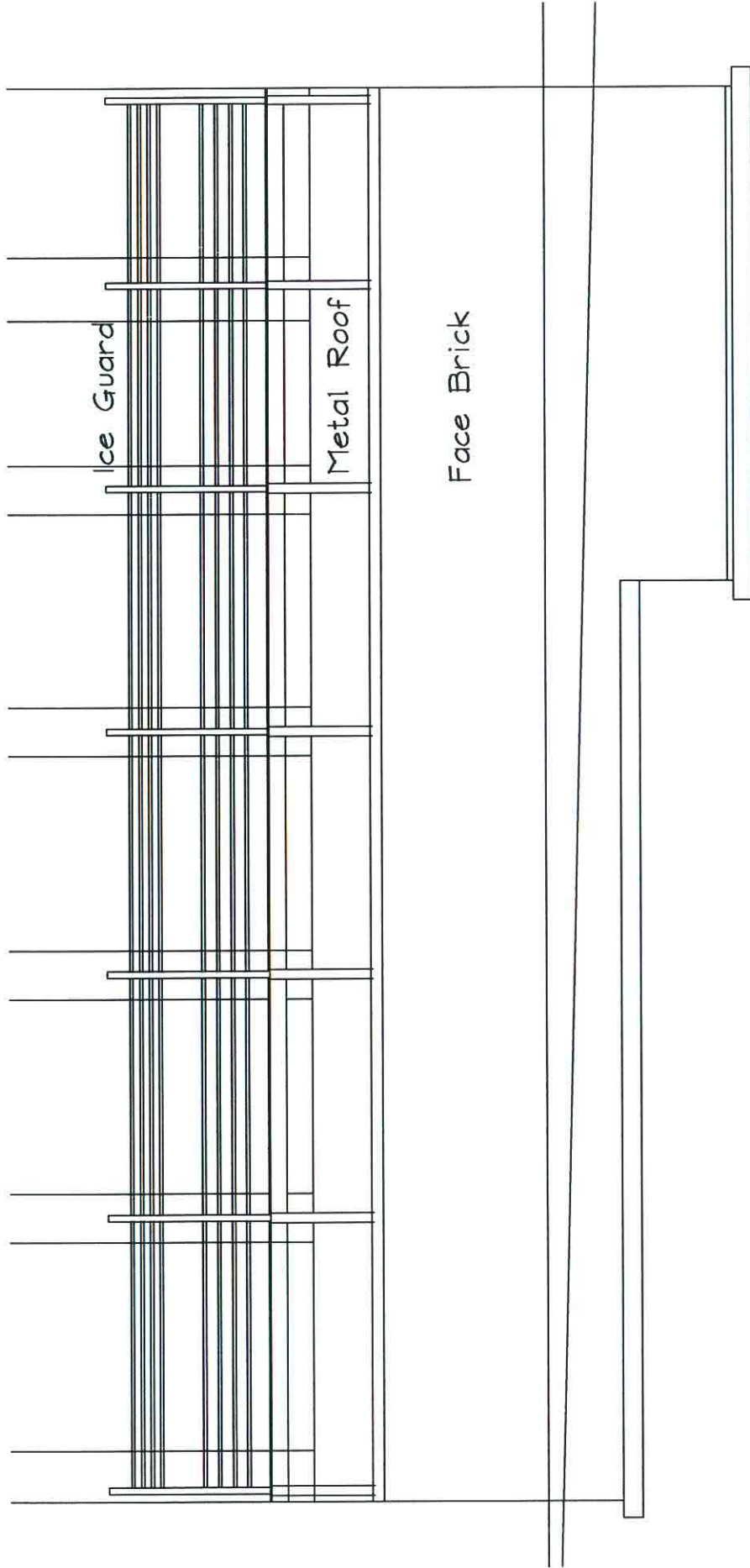


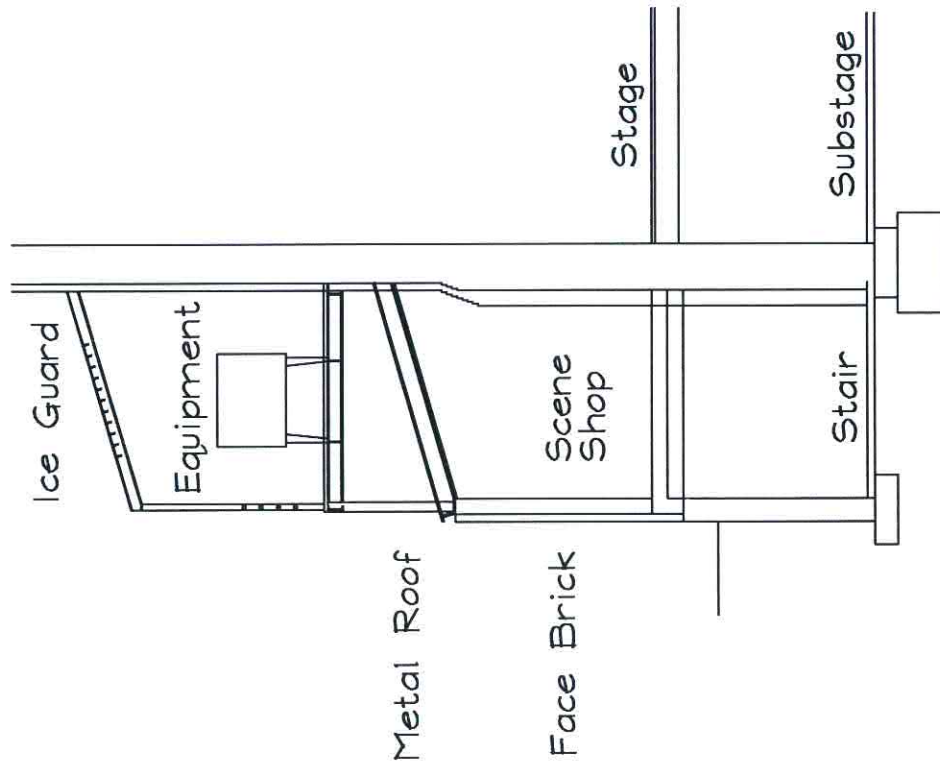


9'

10'

Property  
LINE









PLANNING AND ZONING  
COMMUNITY DEVELOPMENT  
231.398.2805  
FAX 231.723-1546  
[www.ci.manistee.mi.us](http://www.ci.manistee.mi.us)

## MEMORANDUM

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TO: Historic District Commissioners

FROM:  Jon R. Rose

DATE: February 23, 2011

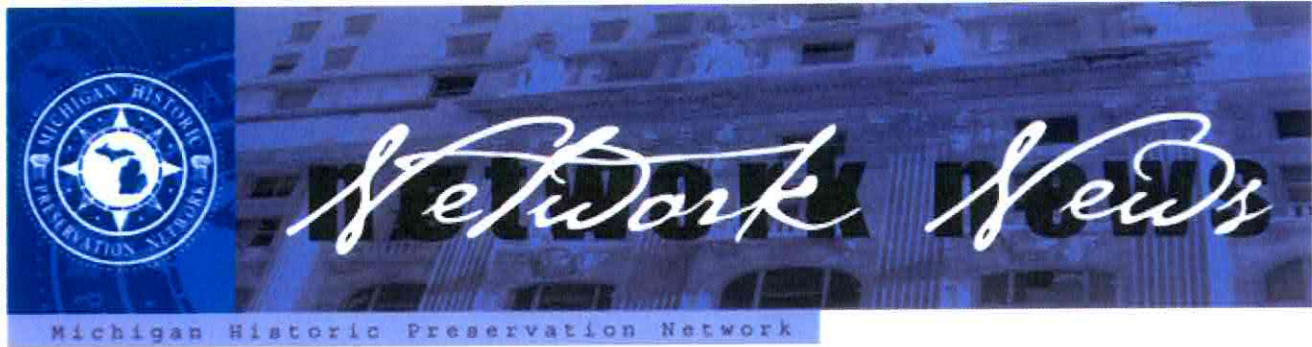
RE: Michigan's Historic Preservation Tax Credits are in Jeopardy

Commissioners, attached is a copy of "Network News" that Travis Alden forwarded to Denise. While it is important information to be aware of we want to make sure that the Historic District Commission is aware of how information such as this should be handled.

The City of Manistee is impacted by cuts in State funding in many ways. It is not appropriate for City Boards and Commissions to advocate for program funding which might adversely effect State funding to the City.

The City does not discourage individual members of a Commission from sending letters as citizens.

JRR:djb



## **MICHIGAN'S HISTORIC PRESERVATION TAX CREDITS ARE IN JEOPARDY !**

### **We need your help now!**

Michigan's Governor Rick Snyder has proposed to eliminate the Michigan Historic Preservation Tax Credit (HTC), a successful and essential incentive program that contributes to economic revitalization in Michigan.

Gov. Snyder confirmed yesterday his proposal to replace the Michigan Business Tax with a flat rate corporate income tax and eliminate all tax credits. In revamping Michigan's tax system we ask that the Governor and Legislature, however, safeguard what has a proven record of success:

- The Michigan HTC has leveraged \$1.46 billion in direct rehabilitation activity and created 36,000 jobs since its enactment in 1999.
- Each \$1.0 of credit issued leverages \$10.56 in direct economic impact.
- The HTC has leverage \$251 million in Federal historic tax credits. This is federal dollars coming back into Michigan's economy!
- Michigan HTC makes projects feasible when others have given up. It puts underutilized and core urban real estate back on local and state tax rolls. The HTC fills a gap not addressed by any other type of rehabilitation financing.

### **Here are a few examples of HTC success:**

Westin Book Cadillac Hotel – Detroit  
American Seating Factory – Grand Rapids  
City Opera House – Traverse City  
Durant Hotel – Flint  
Adams/Masonic Bldg – Sault Ste. Marie  
Fidelity Building – Benton Harbor

Ottawa Street Power Station – Lansing  
*What about your community?*

### **Here's what YOU can do!**

You are a supporter of job creation, economic revitalization, and growth in our core urban areas. These are stated goals of the Governor. Make calls and send e-mails to your Michigan leadership NOW.

*Tell them to retain Michigan's HTC's in the new Corporate Income Tax.*

### **Here's how to do it!**

Email a letter (sample attached below) to each of the leaders below. Personalize it, especially if you have a project in your community. An email is the most convenient way to communicate with your legislator. Please be sure to include your home address so the legislator will know you are a constituent in their district.

- Governor Rick Snyder

P.O. Box 30013  
Lansing, Michigan 48909  
Phone: (517) 373-3400  
Phone: (517) 335-7858 - Constituent Services  
Fax: (517) 335-6863

Email: [Rick.Snyder@michigan.gov](mailto:Rick.Snyder@michigan.gov)

- Senate Majority Leader Randy Richardville, Phone: (517) 373-3543

Email: [Senrrichardville@senate.mi.gov](mailto:Senrrichardville@senate.mi.gov)

- House Speaker Jase Bolger, Phone: (517) 373-1787

Email: [JaseBolger@house.mi.gov](mailto:JaseBolger@house.mi.gov)

- Your own Representative and Senator

***Not sure who represents you? Or need their contact information?*** Go to:

[http://www.house.mi.gov/find\\_a\\_rep.asp](http://www.house.mi.gov/find_a_rep.asp)

<http://www.senate.michigan.gov/FindYourSenator/byaddress.htm>

Also, let us know if you can participate in House and Senate Committee meetings. We need an army of support and are building a database of people who will speak to the importance of the HTC. You can email us at: [info@mhpn.org](mailto:info@mhpn.org)

Please forward this message to anyone who would be affected by the loss of the HTC.



## YOU CAN ACT. SAVE THE CREDITS!



### **DRAFT TEXT OF LETTER TO MICHIGAN LEADERSHIP:**

Date:

Honorable Representative or Senator (name)  
(title -- if appropriate)  
(email address)

Dear Representative (or Senator) \_\_\_\_\_:

I am writing to urge you to **retain Michigan's Historic Preservation Tax Credit (HTC)** in the new Michigan Corporate Income Tax.

We all seek a new tax structure that will create jobs, encourage economic diversification for the 21st century, and grow our economy. The Historic Preservation Tax Credit is one of Michigan's most useful tools for creating jobs, stimulating economic activity, and adding to the state's revenue ledger.

The economic impacts of the Michigan HTC are well documented:

- The HTC has leveraged \$1.46 billion in direct rehabilitation activity and created 36,000 jobs since its enactment in 1999.
- Each \$1.0 of credit issued leverages \$10.56 in direct economic impact.
- The HTC has leverage \$251 million in Federal historic tax credits. This is federal dollars coming back into Michigan's economy!
- Michigan HTC makes projects feasible when others have given up. It puts underutilized and core urban real estate back on local and state tax rolls.

It's important to note that these tax credits are used to fill gaps in the financing of rehabilitation real estate projects and issued *only after rehabilitation expenses are incurred*. Therefore projects generate significant economic impact, and state and local tax revenue *before* the credits are issued.

The benefits are significant. In my community -----(tell your story here)-----

Michigan's HTC is one of the state's most useful tools for revitalizing older communities. They make rehabilitation projects possible, and those projects drive economic growth in Michigan. They add jobs and revenue to our economy, value to our communities, and enhance our quality of life. They help make their communities great places to live, work, and visit. Our dollar-stretched communities cannot afford to lose these credits.

Thank you for your consideration.

Respectfully,

Name

address (you must complete this information when mailing or emailing)

107 East Grand River | Lansing, Michigan 48906  
phone: 517-371-8080 | fax: 517-371-9090 | info@mphn.org | www.mhpn.org





# **NOTICE OF Meeting of the Historic District Commission**

The Historic District Commission will meet on **Thursday, March 3, 2011 at 3:00 p.m.** in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

The agenda items include:

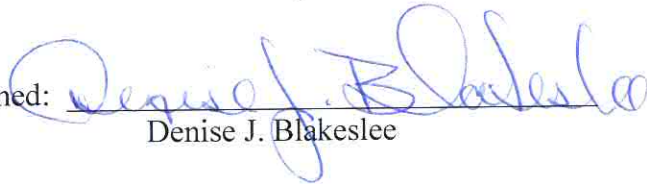
**Ed Kriskywicz, 387 River Street - Extension of Permit PHDC7020**

**Ramsdell Theatre, 101 Maple Street - Request for Design Guidelines**

All meetings are open to the public.

This notice was posted by Denise J. Blakeslee to comply with Sections 4 & 5 of the Michigan Open Meetings Act (P.A. 267 of 1976) at 12:00 noon, Thursday, February 24, 2011 on the bulletin board at the south entrance to City Hall.

Signed:



Denise J. Blakeslee